

056.A

0014

0004.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
172,300 / 172,300
172,300 / 172,300
172,300 / 172,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	COLEMAN BRENDAN	Unit #:	4
Owner 2:			
Owner 3:			
Street 1:	98 MAYFLOWER RD		
Street 2:			

Twn/City:	QUINCY
St/Prov:	MA
Postal:	02171

PREVIOUS OWNER
Owner 1: SILVESTRO SALVATORE -
Owner 2: -
Street 1: 14 OLD COLONY LANE #4
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
102		0.000	172,300			172,300		
Total Card		0.000	172,300			172,300	Entered Lot Size	
Total Parcel		0.000	172,300			172,300	Total Land:	
Source:		Market Adj Cost		Total Value per SQ unit /Card:	472.05	/Parcel: 472.05	Land Unit Type:	

User Acct
151329
GIS Ref
GIS Ref
Insp Date
10/11/17



!4811!	
PRINT	
Date	Time
12/30/21	01:10:59
LAST REV	
Date	Time
10/02/19	11:21:36
apro	
4811	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVESTRO SALVA	49366-548		4/30/2007		117,000	No	No		
RESOLUTION TRST	21811-201		3/3/1992		26,666	No	No	L	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/11/2017		Measured								DGM		D Mann											
12/5/2008		MLS						MM		Mary M													
5/6/2000								197		PATRIOT													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK: 21591 PG: 442 646-8197, Building Number 14.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3	- BrickorStone			A 3QBth:	Rating:													
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average													
Prime Wall: 7	- Brick			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 2	- Hip			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir: B	- FAIR-			Frpl: 0	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear													
Alt LUC:	Alt %:			Total Units:														
Jurisdict:	Fact: .			Floor: 1	- 1st Floor													
Const Mod:				% Own: 0.552500010														
Lump Sum Adj:				Name: 24	- 6039													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %					Exterior:					
Prim Int Wal: 2	- Plaster			Functional:				%					Interior:					
Sec Int Wall:				Economic:				%					Additions:					
Partition: T	- Typical			Special:				%					Kitchen:					
Prim Floors: 4	- Carpet			Override:				%					Baths:					
Sec Floors:				Total:	30.6 %								Plumbing:					
Bsmnt Flr:				CALC SUMMARY								Electric:						
Subfloor:				Basic \$ / SQ: 325.00								Heating:						
Bsmnt Gar:				Size Adj.: 2.14383554								General:						
Electric: 3	- Typical			Const Adj.: 0.84814721														
Insulation: 2	- Typical			Adj \$ / SQ: 590.944														
Int vs Ext: S				Other Features: 32628														
Heat Fuel: 3	- Electric			Grade Factor: 1.00														
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 248322														
% Com Wal	% Sprinkled			Depreciation: 75987														
				Depreciated Total: 172336														
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val					COMPARABLE SALES					
Make:				Rate	Parcel ID			Typ	Date			Sale Price						
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 056.A-0014-0004.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:							
IMAGE AssessPro Patriot Properties, Inc																		
																		